

# 5 Reynolds Lane, Tunbridge Wells







# 5 Reynolds Lane, Tunbridge Wells TN4 9XJ

*Stylish Contemporary 3-Bedroom Family Home*

## **Accommodation Summary**

- Semi-detached house
  - 3 bedrooms
- Open plan Living/Dining Room
  - Kitchen
- Modern Bathroom
- Pretty rear garden
- Off street parking
- Sought after location
- Close to mainline station



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This spacious and bright family home's smart exterior of beautiful bay windows, pretty walled front garden and glazed porch welcomes you inside its wide hallway flooded with light from an expanse of glass.

First on the right is the spacious open plan reception room which is exceptionally welcoming, its warm wooden flooring contrasting beautifully with the neutral walls.

Light pours into the room through its front bay window and rear wall of glass and French doors opening out onto the garden. With well-defined zones for dining and living, a gas fire adding warmth in the colder months, its openness makes it a very sociable space too.

Returning to the entrance hallway the kitchen at the rear also offers garden access through glazed doors which slide effortlessly open bringing the outside in. It is well fitted with plenty of white units and wooden counter top space. There is a double Neff oven in a tall housing unit and a 4-ring gas hob with extractor hob above whilst a slimline Siemens dishwasher sits conveniently next to the sink.

Climbing the stairs to the first floor the spacious bathroom is at the top of the landing with a shower over the bath and contemporary tiling.

Light streams into all the bedrooms, two of which are large doubles, with the rear bedroom's fitted cupboards housing the water cylinder and providing hanging space and shelving for linen.

The garden is a charming space with a front and rear terraces linked by a pathway to the side providing plenty of entertaining space. An expanse of lawn, well stocked flower bed and a variety of trees, shrubs and plants give the garden a lot of character while a wooden shed to the rear offers useful storage space.

This fabulous family home is on a popular residential street only a short walk from local shops, sought after schools and transport links. A must see!

**Glazed porch with sliding door and part tiled flooring leading to a part opaque glazed entrance door, which opens to:**

**Entrance Hall:** with front aspect opaque window, under stairs storage cupboard, wooden flooring, radiator and part glazed double doors opening into:

**Dining Room:** 14'4 x 9'11" front aspect double glazed bay window, radiator, wooden flooring and opening into:







**Living room:** 13'2 x 10' rear aspect double glazed bay window with double doors opening onto garden, fireplace with gas effect fire, tiled surround, wooden mantle and brick hearth, wooden flooring and radiator.

**Kitchen:** 16'7 x 8'4' rear aspect double glazed windows, side aspect glazed sliding doors onto garden, 1 ½ bowl ceramic sink with drainer and mixer tap, eye and base level units, wooden work surfaces, space for fridge/freezer, space and plumbing for washing machine, integrated Siemens slimline dishwasher, double Neff ovens in tall housing unit, 5 ring gas hob with stainless steel extractor fan above, tiled effect laminate flooring, part tiled walls, cupboard housing combination boiler and radiator.

**Stairs up to first floor landing with loft access ceiling hatch and doors to:**

**Bathroom:** rear aspect opaque double glazed windows, panel enclosed bath with wall mounted shower attachment and glass bath shower screen, pedestal wash hand basin, low level WC, heated towel rail, tiled flooring and part tiled walls.

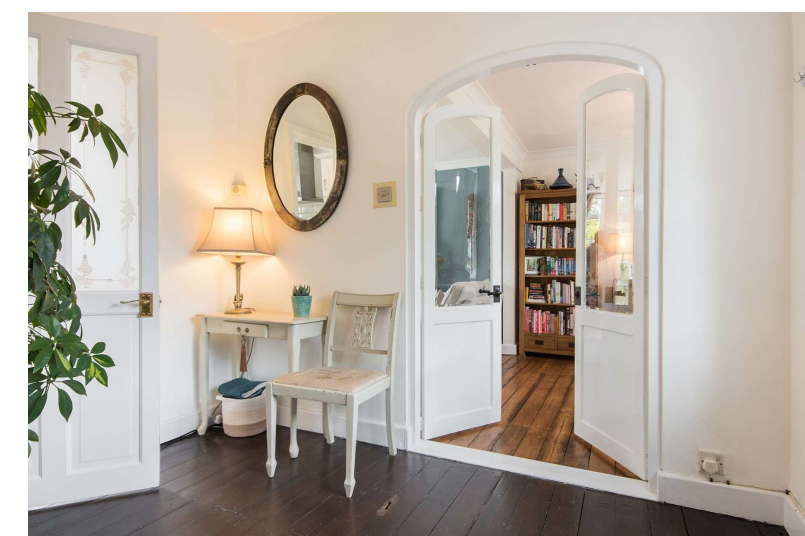


**Bedroom 1:** 14'6 x 10' front aspect double glazed bay window and radiator.

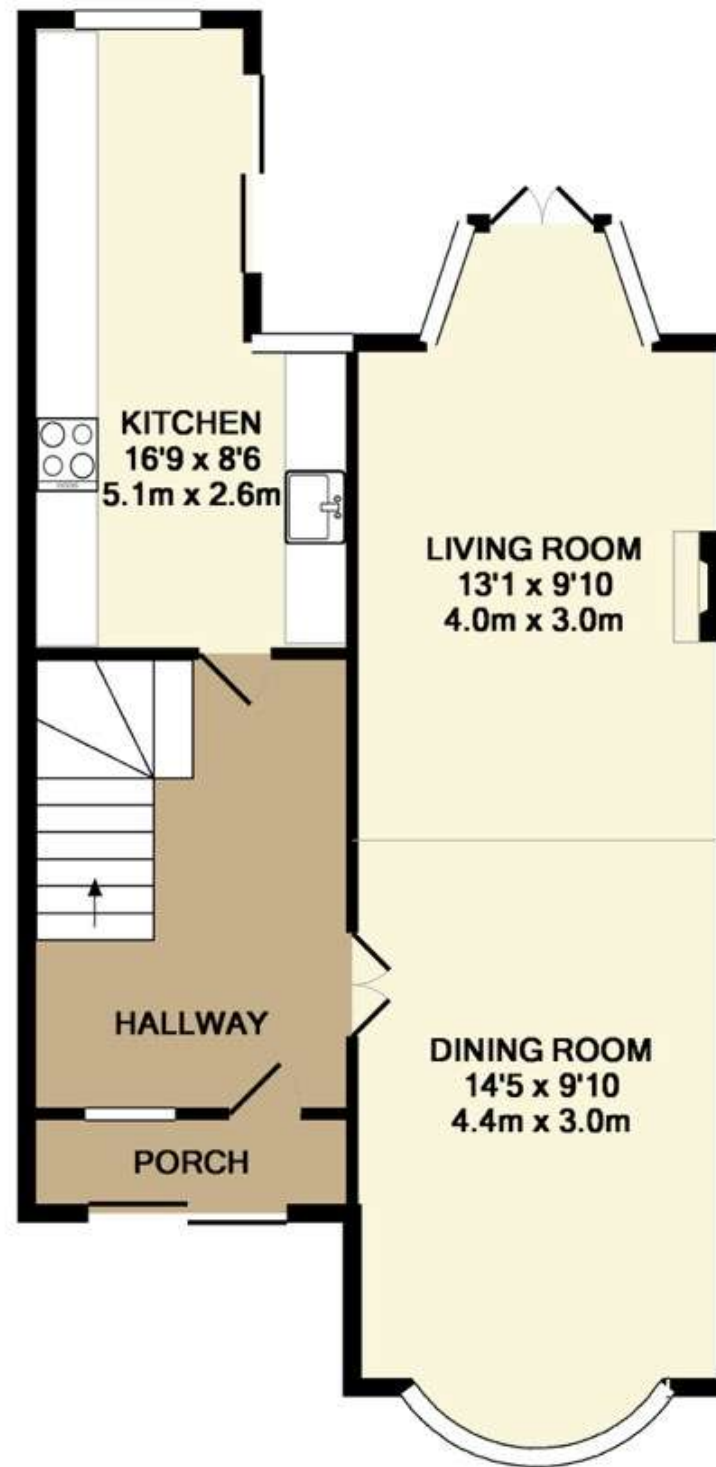
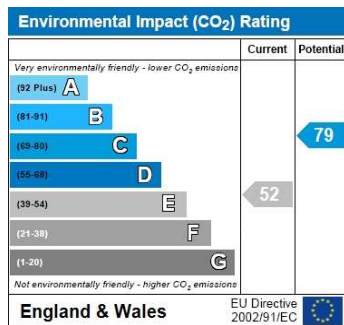
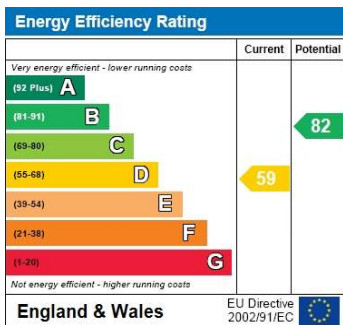
**Bedroom 2:** 10'9 x 9'11' rear aspect double glazed window, fitted cupboards with hanging rail and shelving and housing the water cylinder and radiator.

**Bedroom 3:** 8'5 x 7'4' front aspect double glazed window and radiator.

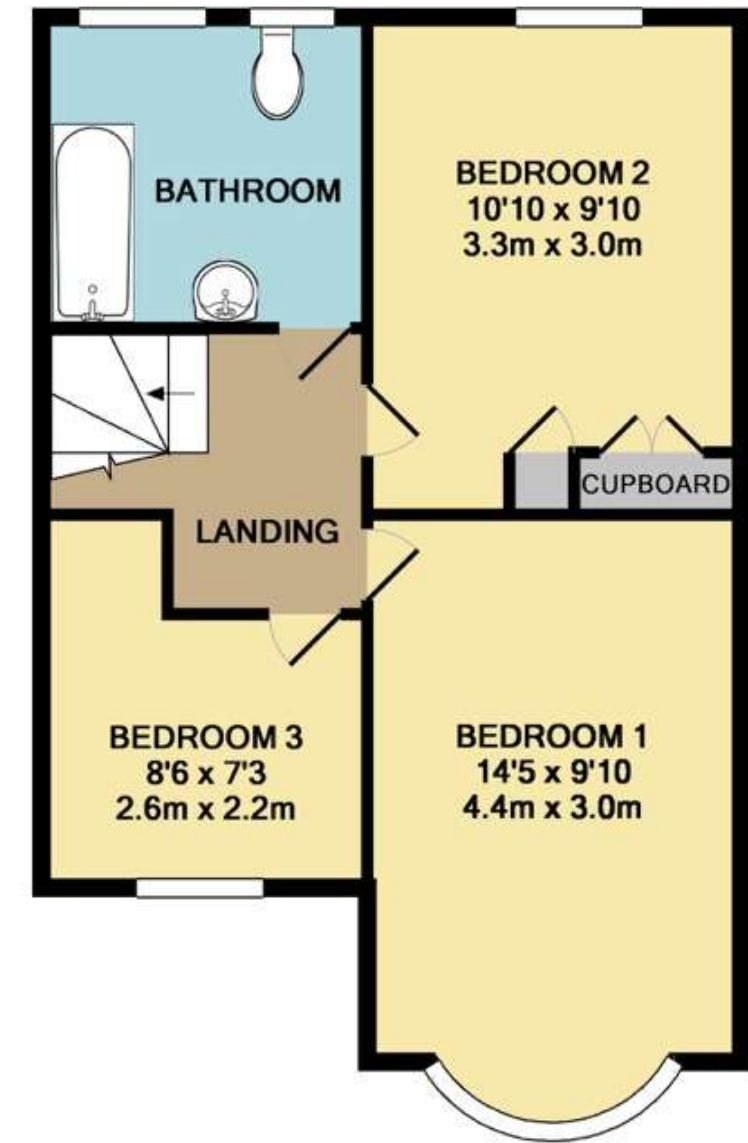
**Outside:** to the front of the property is a hard surface off street parking space, a low brick wall to the front with an area of lawn with central tree behind, hedging to the right perimeter and a wooden gate to the right side giving rear garden access. To the rear is a garden laid mainly to lawn with a paved terrace area at the rear, a hard surface terrace area to the front, a side pathway with well stocked flower bed behind and a large metal shed at the rear. Perimeter fencing on all sides enclose the garden and mature trees, shrubs and plants are dotted throughout the garden.







GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 829 SQ.FT. (77.0 SQ.M.)  
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#### General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£1,709.00)

EPC: D (59)

**AREA INFORMATION:** SOUTHBOROUGH lies just a couple of miles north outside the historic spa town of Tunbridge Wells with its big retail names and its Georgian colonnade, the Pantiles, offering a vibrant café culture. It also sits just south of Tonbridge, with the A26 passing through it offering easy access to the A21 which leads to the M25. Southborough Common, situated north of the village, is a conservation area where cricket has been played for more than 200 years. If you're a runner, dog owner or casual walker, the woodland area of the Southborough Common, nestled behind St. Peters Church, is a very beautiful space. Ancient and young trees slope down to a stream with access to Holden Pond and Bidborough and Speldhurst villages beyond. Recreational amenities such as Pennington Park, The Ridgeway playing fields, Dunorlan and Grosvenor Parks, Calverly Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities. Excellent secondary, independent, preparatory and private schools can be found in both Tunbridge Wells and Tonbridge, while Southborough and Bidborough have their very own primary schools. Reynolds Lane is also within the catchment areas for the 5 highly regarded and sought after Tunbridge Wells and Tonbridge Grammar Schools with the highly respected St. Gregory's Catholic Secondary School a few minutes' walk from the property. The nearest mainline station to Southborough is at High Brooms, about a mile away, with fast and frequent train services to London Charing Cross. There are also mainline stations on the same line at Tonbridge and Tunbridge Wells. Tonbridge Station is just over 2 miles away and with two lines passing through, it provides on average 34 trains a day from Tonbridge to London Bridge in as little as 40 minute journeys.







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